

In the claims:

1. (Currently Amended) A method of servicing a customer of a builder by a third-party website provider, such method comprising the steps of:

the customer and builder entering into a contract to build or rehabilitate real estate for the customer at a building site of the real estate, said contract forming a pre-existing contract;

providing a first website by the third-party website provider for use by the customer in viewing and selecting product options of product offerings available from or through the builder said first website being password protected by a password of the customer;

providing a variety of related forms to be filled out by the customer and provide contract support services to be selected by the customer through the first website where said contract support services are selected from the group consisting of lending, closing, title, tax, government, permits, insurance, inspection, appraisal, RESPA, warranty and moving;

providing a second website associated with the first website by the third-party website provider for entry of information related to the customer by the builder said second website being password protected by the builder;

receiving from the customer through the first website a view and selection of an option of the options provided by the builder;

incorporating the selected options, a content of the filled in forms and selected contract support services into a modification of the pre-existing contract; and

collecting a fee or commission based upon the products viewed by and selections made by the customer.

2. (Original) The method of servicing a customer of a builder as in claim 1 wherein the step of providing related forms further comprise filtering and supplying product information, contract, financing, closing, and post-sale forms and information.

3. (Currently Amended) The method of servicing a customer of a builder as in claim 1 wherein the step of providing related services further comprises offering purchase and pre-purchase information, promoting a buyers' group service for volume discounts and advertising, providing lending, closing, title, tax, government, permits, insurance, inspection, appraisal, RESPA, utility, warrantee, and moving information services, and providing ~~post-closing~~ warrantee and product information, and customer and sales support.

4. (Original) The method of servicing a customer of a builder as in claim 1 wherein the step of providing the first website further comprises providing an online deposit system.

5. (Original) The method of servicing a customer of a builder as in claim 4 further comprising purchasing extras using the online deposit system.

6. (Original) The method of servicing a customer of a builder as in claim 1 wherein the step of providing the first website further comprises providing order verification and tracking.

7. (Original) The method for servicing a customer of a builder as in claim 1 further comprising collecting data concerning buying trends.

8. (Original) The method for servicing a customer of a builder as in claim 1 wherein the step of providing the first website further comprises allowing manufacturers, sub-contractors, and vendors to pre-view potential orders, groups of orders, and customer product viewings.

9. (Original) The method for servicing a customer of a builder as in claim 1 further comprising providing web and communications tools to the builder, sub-contractors, and suppliers.

10. (Previously Presented) The method for servicing a customer of a builder as in claim 9 further comprising defining the web and communication tools as at least one of the group consisting of e-mail, real-time chat, calendars, escrow services, e-business services, job reports, notices, attendance tracking, buyer satisfaction ratings, next day activity lists, job logs, messaging, post-its, sample request-taking system, and threaded discussion groups.

11. (Currently Amended) The method for servicing a customer of a builder as in claim 1 ~~wherein the step of collecting the fee or commission based upon the views and selections made by the customer further comprises~~ comprising collecting up-front access, semi-custom web design, and data service fees or commissions from the builder and third-party advertisers.

12. (Original) The method for servicing a customer of a builder as in claim 1 wherein the step of providing the first website further comprises allowing manufacturers, sub-contractors, and suppliers to advertise their products through the system.

13. (Currently Amended) An apparatus for servicing a customer of a builder by a third-party website provider, such apparatus comprising:

means for establishing the terms of a contract between the customer and the builder to build or rehabilitate real estate for the customer at a building site of the real estate, said contract forming a pre-existing contract;

means for providing a first website by the third-party website provider for use by the customer in viewing and selecting product options of product offerings available from the builder said first website being password protected by a password of the customer;

means for providing a variety of related forms to be filled out by the customer and providing contract support services to be selected by the customer through the first website where said contract services are selected from the group consisting of lending, closing, title, tax, government, permits, insurance, inspection, appraisal, RESPA, warranty and moving;

means for providing a second website associated with the first website by the third-party website provider for entry of information related to the customer by the builder said second website being password protected by a password of the builder;

means for receiving from the customer through the first website a view and selection of an option of the options provided by the builder;

means for incorporating the selected options, a content of the filled in forms and selected contract support services into a modification of the pre-existing contract; and

means for collecting a fee or commission based upon the products viewed by and selections made by the customer.

14. (Currently Amended) The apparatus for servicing a customer of a builder as in claim 13 wherein the means for providing related forms further comprises means for filtering and generating contract, financing, closing, and ~~post-sale~~ forms and information.

15. (Previously Presented) The apparatus for servicing a customer of a builder as in claim 13 wherein the means for providing related services further comprises means for offering purchase and pre-purchase information, promoting a buyers' group service for volume discounts and advertising, facilitating lending, closing, title, tax, government, permits, insurance, inspection, appraisal, RESPA, utility, warrantee, and moving information services, and providing post-closing warrantee and product information, and customer and sales support.

16. (Original) The apparatus for servicing a customer of a builder as in claim 13 wherein the means for providing the first website further comprises means for offering an online deposit system.

17. (Original) The apparatus for servicing a customer of a builder as in claim 16 wherein the means for offering the online deposit system further comprises means for purchasing extras.

18. (Original) The apparatus for servicing a customer of a builder as in claim 13 wherein the means for providing the first website further comprises means for providing order verification and tracking.

19. (Original) The apparatus for servicing a customer of a builder as in claim 13 further comprising means for collecting data concerning buying trends.

20. (Original) The apparatus for servicing a customer of a builder as in claim 13 wherein the means for providing the first website further comprises means for allowing manufacturers, sub-contractors, and vendors to pre-view potential orders, groups of orders, and customer product viewings.

21. (Original) The apparatus for servicing a customer of a builder as in claim 13 further comprising means for providing web and communications tools to the builder, sub-contractors, and suppliers.

22. (Previously Presented) The apparatus for servicing a customer of a builder as in claim 21 wherein the web and communication tools further comprise at least one of the group consisting of e-mail, real-time chat, calendars, escrow services, e-business services, job reports, notices, attendance tracking, buyer satisfaction ratings, next day

activity lists, job logs, messaging, post-its, sample request-taking system, and threaded discussion groups.

23. (Currently Amended) The apparatus for servicing a customer of a builder as in claim 13 ~~wherein the means for collecting the fee or commission based upon the views and selections made by the customer~~ further comprises comprising means for collecting up-front access, semi-custom web design, and data service fees or commissions from the contractor.

24. (Original) The apparatus for servicing a customer of a builder as in claim 13 wherein the means of providing the first website further comprises means for allowing manufacturers, sub-contractors, and suppliers to advertise their products through the system.

25. (Currently Amended) An apparatus for servicing a customer of a builder by a third-party website provider, such apparatus comprising:

a contract term establishment processor establishing terms of a contract between the customer and the builder to build or rehabilitate real estate for the customer at a building site of the real estate, said contract forming a pre-existing contract;

a first website provided by the third-party website provider for use by the customer in viewing and selecting product options of product offerings available from the builder said first website being password protected by a password of the customer;

a second website associated with the first website provided by the third-party website provider for entry of

information related to the customer by the contractor said second website being password protected by a password of the contractor;

a variety of related forms to be filled out by the customer and contract support services to be selected by the customer that are provided through the first website where said contract support services are selected from the group consisting of lending, closing, title, tax, government, permits, insurance, inspection, appraisal, RESPA and moving;

a selection processor receiving through the first website views and selections of an option of the options provided by the builder;

a commission processor adapted to collect a fee or commission based upon the received selection made by the customer, and the products viewed by the customer; and

a contract term change processor for altering the term of the pre-existing contract based upon a content of the filled in forms and selected contract support services.

26. (Currently Amended) The apparatus for servicing a customer of a builder as in claim 25 wherein the related forms further comprise product information, contract, financing, closing, and ~~post-sale~~ forms and information.

27. (Previously Presented) The apparatus for servicing a customer of a builder as in claim 25 wherein the related services further comprise purchase and pre-purchase information, a buyers' group service for volume discounts and advertising, lending, closing, title, tax, government, permits, insurance, inspection, appraisal, RESPA, utility, warrantee, and moving information services.

28. (Original) The apparatus for servicing a customer of a builder as in claim 25 wherein the first website further comprises an online deposit system.

29. (Original) The apparatus for servicing a customer of a builder as in claim 28 wherein the online deposit system further comprises a credit source for the purchase of extras.

30. (Original) The apparatus for servicing a customer of a builder as in claim 25 wherein the first website further comprises an order verification and tracking system.

31. (Original) The apparatus for servicing a customer of a builder as in claim 25 further comprising a system for collecting data concerning buying trends.

32. (Original) The apparatus for servicing a customer of a builder as in claim 25 wherein the first website further comprises a system for allowing manufacturers, sub-contractors, and vendors to pre-view potential orders, groups of orders, and customer product viewings.

33. (Original) The apparatus for servicing a customer of a builder as in claim 25 further comprising web and communications tools available to the builder, sub-contractors, and suppliers.

34. (Previously Presented) The apparatus for servicing a customer of a builder as in claim 33 wherein the web and communication tools further comprise at least one of the

group consisting of e-mail, real-time chat, calendars, escrow services, e-business services, job reports, notices, attendance tracking, buyer satisfaction ratings, next day activity lists, job logs, messaging, post-its, sample request-taking system, and threaded discussion groups.

35. (Canceled).

36. (Original) The apparatus for servicing a customer of a builder as in claim 25 wherein the first website further comprises a system for allowing manufacturers, sub-contractors, and suppliers to advertise their products.